

Mortgage Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Owner Occupied Purchase	83,580,535	704	18.16%	324,970,208	2,592
Owner Occupied Remortgage	112,898,552	1,036	25.87%	462,886,742	3,458
Buy to Let	221,941,163	1,941	50.85%	362,750,367	3,102
Right to Buy	18,057,232	324	4.14%	81,995,518	1,400
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552
Interest Payment Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Capital & Interest	79,272,632	1,211	18.16%	396,716,840	4,723
Interest Only	356,614,537	2,791	81.70%	774,097,458	5,815
Mixed (Part & Part)	591,314	5	0.14%	1,788,536	14
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552
LTV	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Less than or equal to 25%	2,159,166	99	0.49%	3,730,364	96
More than 25% up to and including 50%	24,466,311	411	5.61%	49,772,592	701
More than 50% up to and including 55%	10,849,871	148	2.49%	27,342,743	333
More than 55% up to and including 60%	17,591,439	213	4.03%	51,185,558	371
More than 60% up to and including 65%	22,247,702	241	5.10%	50,074,695	555
More than 65% up to and including 70%	31,021,577	329	7.11%	64,032,578	655
More than 70% up to and including 75%	37,684,898	342	8.63%	101,564,057	917
More than 75% up to and including 80%	43,356,815	368	9.93%	142,258,393	1,268
More than 80% up to and including 85%	55,487,147	445	12.71%	179,674,086	1,509
More than 85% up to and including 90%	138,723,775	1,067	32.01%	387,521,718	3,110
More than 90% up to and including 95%	29,461,411	165	6.75%	106,359,486	764
More than 95% up to and including 100%	9,485,570	63	2.17%	28,535,217	266
Over 100%	12,942,803	76	2.97%	550,737	7
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552
Years to maturity of mortgages	Total Balance	No	% of Balance	Original Balance	No of Original Balance
0 and less than or equal to 5 years	23,681,161	247	5.43%	547,008	8
Greater than 5 years and less than or equal to 10 years	49,384,804	492	11.31%	605,415,667	541
Greater than 10 years and less than or equal to 15 years	101,174,775	950	23.18%	104,100,022	1,000
Greater than 15 years and less than or equal to 20 years	241,099,037	2,098	55.24%	230,094,235	1,993
Greater than 20 years and less than or equal to 25 years	21,111,729	219	4.84%	725,695,848	6,345
Greater than 25 years and less than or equal to 30 years	26,977	1	0.01%	71,624,155	665
Greater than 30 years	-	-	0.00%	-	0.00%
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552
Property Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance
Bungalow	9,794,526	89	2.24%	35,883,099	276
Detached House	56,285,052	343	12.90%	186,247,489	1,059
Flat/ Maisonette	114,569,362	971	26.25%	240,681,569	2,111
Semi- Detached House	93,604,464	923	21.45%	289,430,606	2,769
Terraced House	162,225,080	1,681	37.17%	420,160,073	4,337
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552

Interest Rate Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	% of Original Balance
Base	302,064,297	2,536	69.20%	50,983,815	484	4.35%
Libor	134,414,186	1,471	30.80%	105,779,139	1,160	8.97%
Base Discount	-	-	0.00%	107,912,560	780	9.20%
Fixed- reverting to Base	-	-	0.00%	522,845,243	3,951	44.59%
Fixed- reverting to Libor	-	-	0.00%	348,715,291	3,377	29.74%
Libor Discount	-	-	0.00%	36,966,786	780	3.15%
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552	100.00%
Asset Type	Total Balance	No	% of Balance	Original Balance	No of Original Balance	% of Original Balance
Conforming- Buy to Let	221,941,163	1,941	50.85%	362,750,267	3,102	30.94%
Conforming- Self-Cert	80,123,134	595	18.36%	318,991,250	2,113	27.20%
Non-Conforming	134,414,186	1,471	30.80%	490,861,217	5,337	41.86%
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552	100.00%
Self-Certification	Total Balance	No	% of Balance	Total Balance	No of Original Balance	% of Original Balance
N	256,192,694	2,452	58.70%	503,101,623	5,053	42.90%
Y	180,285,789	1,555	41.30%	669,501,211	5,499	57.10%
Total	436,478,483	4,007	100.00%	1,172,602,834	10,552	100.00%

Issuer Priority of Payments		23 December 2013	
Available Revenue Receipts		Available Principal	
Revenue Receipts from Mortgage Holders	3,214,430.94	Receipts	
Swap Receipts	-	Principal Receipts from Mortgage Holders	6,492,874.83
Interest on GIC accounts	2,669.53	Income surplus for uncovered shortfall	-
From the Discount Reserve	-	Principal Retained from the last period	107,168.40
General Reserve Fund Credit	27,689,978.35	Income retained	703,397.48
From Principal Receipts to cover Liquidity Shortfall	-		
Principal Recoveries	-		
UK Gilt Income	£2,749,800.00		
Less - Income retained	-		
Total	32,953,481.34	Total	7,303,440.71
Revenue Priority of Payments		Principal Priority of Payments	
(1) Trustee/ Security Trustee	-	(2) Principal paid to A2 note holders	7,202,784.18
(2) Paying Agent/ Registrar	-	(3) Principal paid to M note holders	-
(3) Service Fees/ Cash Manager Fees/ Account Bank Fees	-	(4) Principal paid to B note holders	-
(4) Amounts due under the Liquidity Facility agreement	5,736.12	(5) Principal paid to C note holders	-
(5) Class A Note Interest	604,539.02	(7) In respect of Senior Subordinated Loan	-
(5) J1 VFN Interest Expense	-	(8) In respect of Junior Subordinated Loan	-
(6) Fixed Interest / Basis Rate Swap Payments	16,487.04		
(6) Third Party Fees	33,852.75		
(7) Class M Note Interest	204,338.94		
(7) J2 VFN Interest Expense	-		
(8) Class B Note Interest	188,702.37	Retained Principal	100,656.53
(8) J3 VFN Interest Expense	209,381.23		
(8) Class C Note Interest	-		
(8) J4 VFN Interest Expense	27,689,978.35		
(10) Maximum Required Amount	-		
(11) Expense loan interest	-		
(12) Expense loan principal repayment	-		
(13) Amounts due in relation to the Senior subordinated loan	84,471.06		
(14) Swap termination fee	-		
(15) Fees, cost and expenses not covered by Admin agreement fees above	36,923.75		
(16) Amounts due in relation to the Junior subordinated loan	178,707.77		
(17) Company profit	26,961.03		
(18) Retention if expense loan condition is true	-		
(19) K VFN Interest	1,631,870.61		
(20) K VFN principal repayment	1,117,900.00		
(22) L VFN Interest	82,015.20		
(23) L VFN principal repayment	841,600.00		
(24) DPC Cash Payment	10.09		

Additional Information as at the most recent IPD		23 December 2013
Opening Expense Loan Balance		£0.00
Closing Expense Loan Balance		£0.00
Applied Principal		£7,303,440.71
Retained Principal		£100,656.53
Loss Provision		£3,229,985.24
Uncovered Shortfall		£703,397.48
Income Retained		£703,397.48
Excess Spread following Uncovered Shortfall		£4,000,459.52
Excess Spread preceding Uncovered Shortfall		£4,703,856.99
Annualised Excess Spread following Uncovered Shortfall Percentage		3.63%
Annualised Excess Spread preceding Uncovered Shortfall Percentage		4.25%
Reserve Balance at Transaction Close		£27,689,978.35
Beginning Reserve Account Balance		£27,689,978.35
Ending Reserve Account Balance		£27,689,978.35
Change in the Reserve Account Balance		£0.00
Target Reserve Account Balance		£27,689,978.35
Available Liquidity Drawing Amount for the current IPD		£13,147,144.82
Amortisation		£216,083.53
Drawings under Liquidity Facility		£0.00
Available Liquidity Drawing Amount for the next IPD		£12,931,061.33
UK Gilts		
23 December 2013		
UK Gilts Security International Securities number		GB00B0V3WX43
Description		UKT 4 07 Sept 2016
UK Gilts Nominal Amount		£137,490,000.00
Coupon received in collection period		£2,749,800.00
Total Coupon received to date		£12,389,044.57

Assets and Liabilities Reconciliation as at the most recent IPD		23 December 2013
Mortgages		439,164,705.29
Provisions		(8,229,985)
Retained Principal		100,657
Total principal assets		431,035,377
Total Liabilities - Notes		431,035,377

Deal Participant Information			
Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.platform.com	Web address	www.platform.com
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	www.wms.co.uk	Web address	www.co-operative.com
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitainvestor.co.uk	US Paying Agent	HSBC Bank USA, N.A.
Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		

Deal Triggers	Provider	Rating Triggers (M/F)	Current Rating (M/F)	Status	Action
Currency Swaps (\$ & €'s)	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A+(Fitch). S-term rating below P-1(Moys), F1 (Fitch)	S-Term/ L-term Moys: P-1, Aa3 Fitch: F1, A+	Satisfied	
Basis Swap	JPMorgan Chase N.A.	L-term rating below A1(Moodys), A(Fitch). S-term rating below P-1(Moys), F1 (Fitch)	S-Term/ L-term Moys: P-1, Aa3 Fitch: F1, A+	Satisfied	
Internal GIC Account	The Co-operative Bank	S-term rating below P-1 (Moys), F1+ (Fitch)	Not Prime(Moys), B(Fitch)	Breached	Deposits limited to Collateralised Amount-£2m
External GIC Account**	Bank of New York Mellon	S-term rating below P-1 (Moys), F1+ (Fitch)	S-Term P-1(Moys), F1+ (Fitch)	Satisfied	
Liquidity Facility	JPMorgan Chase N.A.	S-term rating below P-1(Moys), F1 (Fitch)	Moys: P-1, Aa3 Fitch: F1, A+	Inactive	N/A

**As a result of the rating downgrade of Royal Bank of Scotland (RBS) last year, the issuer has appointed Bank of New York Mellon as the new external GIC account provider with effect from 11.04.2013

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Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bbs	
Loan Level Data and Liability Modelling	https://boeportal.co.uk/lt	
Report Frequency		Monthly